

***FREESTANDING FORMER GOODYEAR AUTOMOTIVE BUILDING
FOR LEASE***

6,700 SQ. FT. AUTOMOTIVE/RETAIL FACILITY

**ALGONQUIN ROAD (ROUTE 62) RETAIL CORRIDOR
SHADOW ANCHORED BY ALONGQUIN TOWN CENTER
1500 E. ALGONQUIN ROAD ALGONQUIN, IL**



PROMINENT HIGH TRAFFIC LOCATION

Exceptional opportunity to lease a freestanding building with parking on Algonquin Road (Route 62) catering to the communities of Algonquin, Carpentersville, and Barrington Hills. Adjacent to the Algonquin Town Center shopping plaza, the property enjoys being shadow anchored by Jewel/Osco with signalized access to Algonquin Road. The building was originally a Goodyear Tire Automotive facility featuring 8 repair bays, a reception/office area, and exceptional storage/inventory area. This building is currently equipped and ideal for any automotive operation, however, ***it is easily adaptable for any retail, commercial, or medical use.***

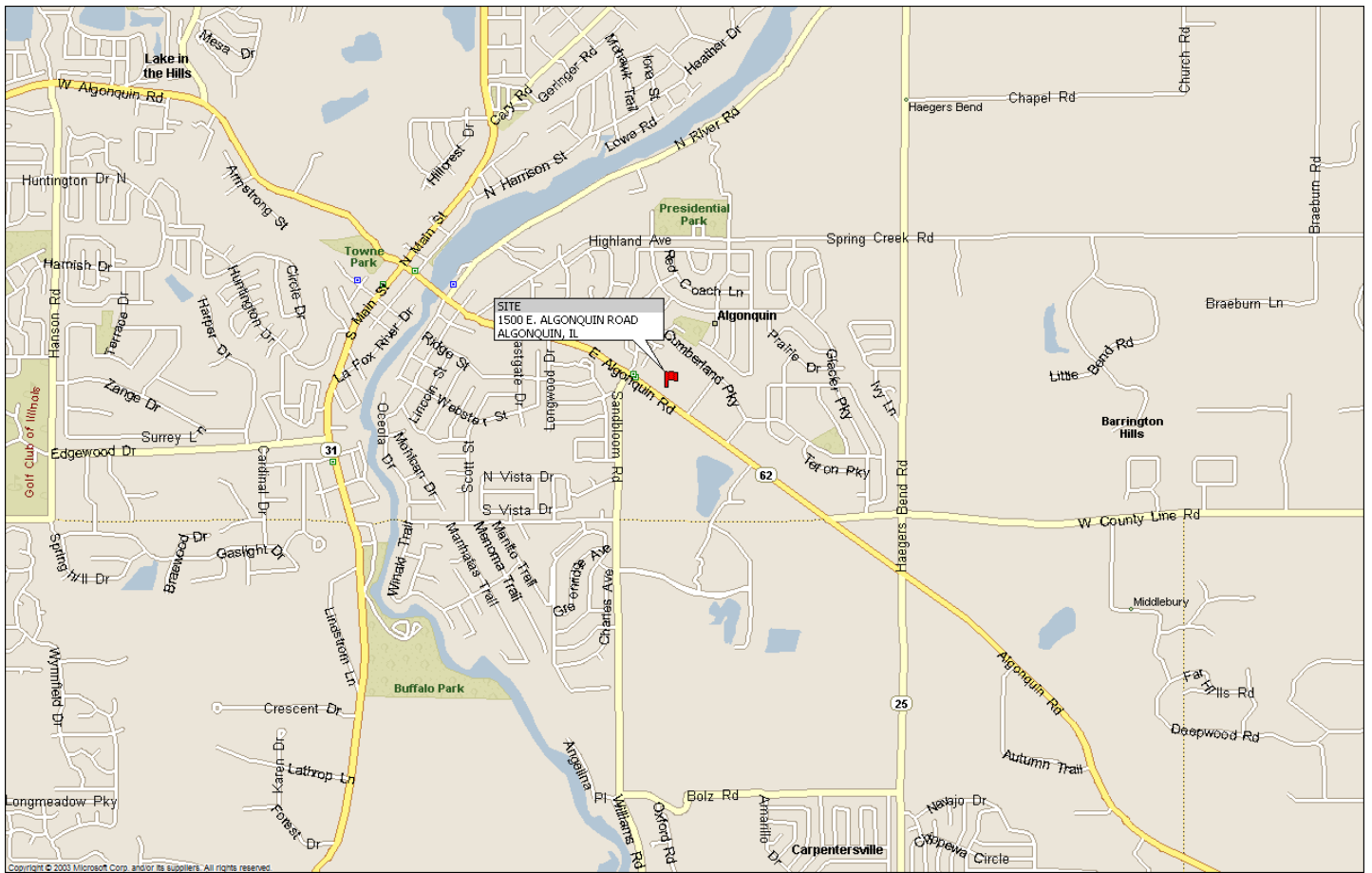
- ◆ Freestanding 6,465 sq. ft. (47.89' x 134.89') building with 26 car parking/8 automotive service bays
- ◆ Strategically located along the Algonquin Road retail corridor
- ◆ 30,438 square foot landsite
- ◆ 35,100 average daily traffic counts (IDOT)
- ◆ Access via signalized intersection on Algonquin Road
- ◆ Shadow anchored by Jewel/Osco, Walgreens as well as numerous national and regional retailers
- ◆ Demographics

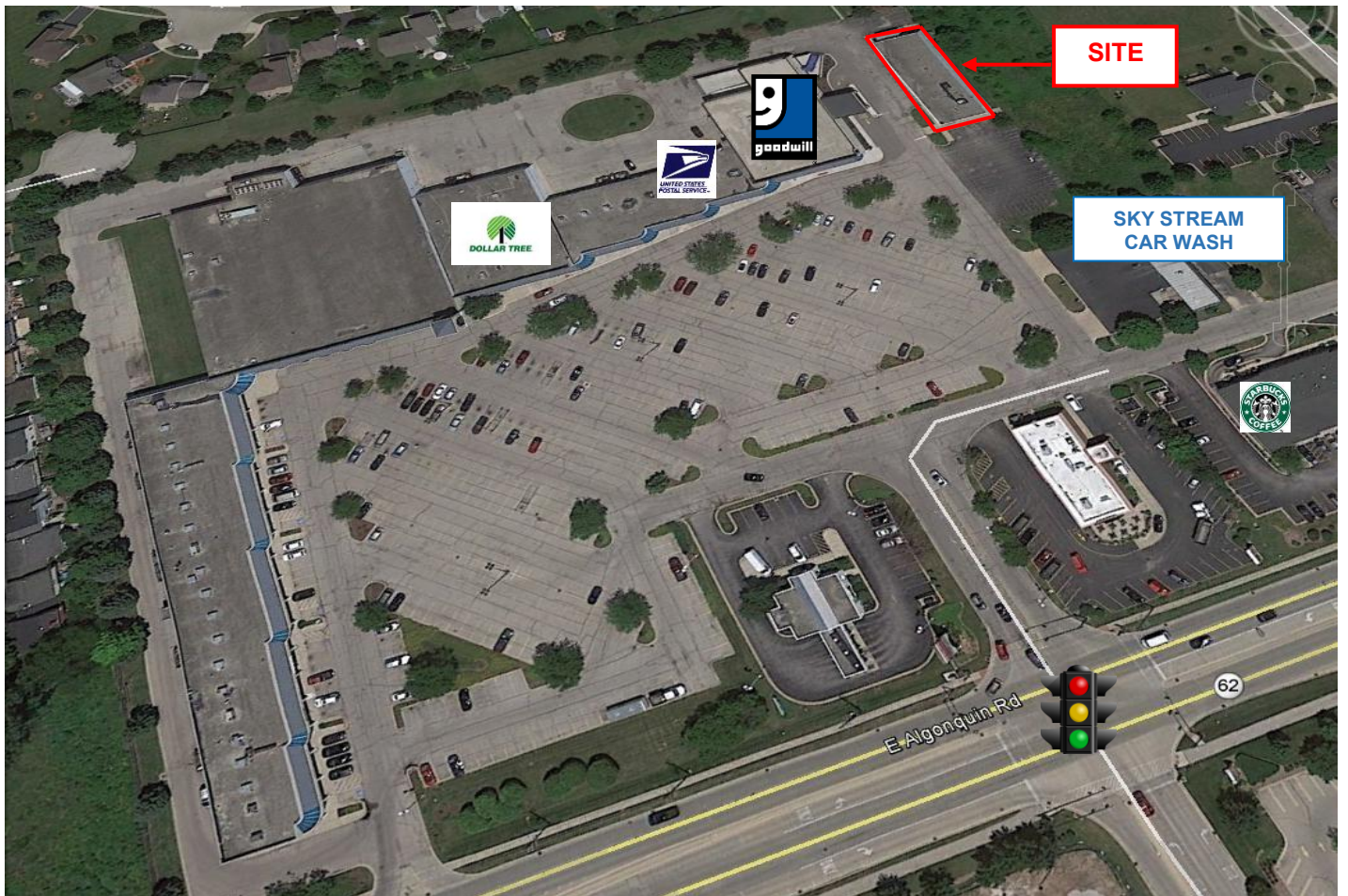
	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2024 Estimated Total Population	21,438	98,670	202,363
2024 Average Household Income	\$106,334	\$94,877	\$103,188

For Additional Information:
STEF CO COMMERCIAL REAL ESTATE
P.O. BOX 2233
Glenview, Illinois 60025

Contact:
STEFFAN A. ALIFERAKIS
Principal and Managing Broker
847-800-5505
[**steffan@stefcocommercialrealestate.com**](mailto:steffan@stefcocommercialrealestate.com)

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FORMER GOODYEAR TIRE AUTOMOTIVE FACILITY



- 6,465 Square Foot Freestanding Building (47.89' x 134.89')
 - Attached secure storage area
- 8 Bay Automotive Facility with Reception and Storage Areas
- Large Clear Span Interior Space Provides Versatile Open Area
 - 26+ Car Parking
 - High Daily Traffic Counts on Algonquin Road
 - Signalized Access onto Algonquin Road
 - Designated Slot on Algonquin Road Monument Sign
 - Monument sign with display board on property
- Area Retailers Include Jewel/Osco, Walgreens, Dollar Tree, Goodwill, Dunkin Donuts, Starbucks
- B-2 General Retail Zoning - Versatile Commercial Zoning Permits a Variety of Retail, Commercial, or Medical Uses

